

# Aonach Mor Apartment

17 RAVEN WING THE HIGHLAND CLUB, FORT AUGUSTUS, PH32 4BJ



*AN IDEAL HOLIDAY ESCAPE IN THE HIGHLANDS  
OR A LUCRATIVE HOLIDAY LETTING BUSINESS*



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Aonach Mor is a beautiful and impeccably presented two double bedroom luxury apartment in the prestigious Highland Club, Fort Augustus. With the facilities on site such as the swimming pool and tennis court, this development has always made a fantastic place for a holiday home but also one of the North of Scotlands most lucrative holiday let investments, a number of letting management companies are available on-site and offer a complete management service for the rental of your property. An annual service charge applies.

You enter the building via the Moat house with the incredible Cloisters walkway which is a sight to behold even before getting into the apartment itself.

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## **Aonach Mor Apartment**



Once Inside the accommodation consists of:

- Open plan spacious "L" shape lounge, diner and kitchen which comes with fitted appliances
- Two double bedrooms, the master has built-in cupboard space
- Easy to maintain solid oak flooring throughout
- Sleek modern en-suite shower room to the master bedroom
- Neutrally decorated family bathroom with bath suite and overhead shower

With the property being double glazed and 2nd floor it stays very warm all year round, which should keep energy costs at a minimum if this is being used as a holiday home or investment.

This is a fantastic opportunity to acquire a base for family holidays in the Highlands or an excellent income from the thriving holiday let market in the North of Scotland.

open plan living







**bedroom 1**







**bedroom 2**

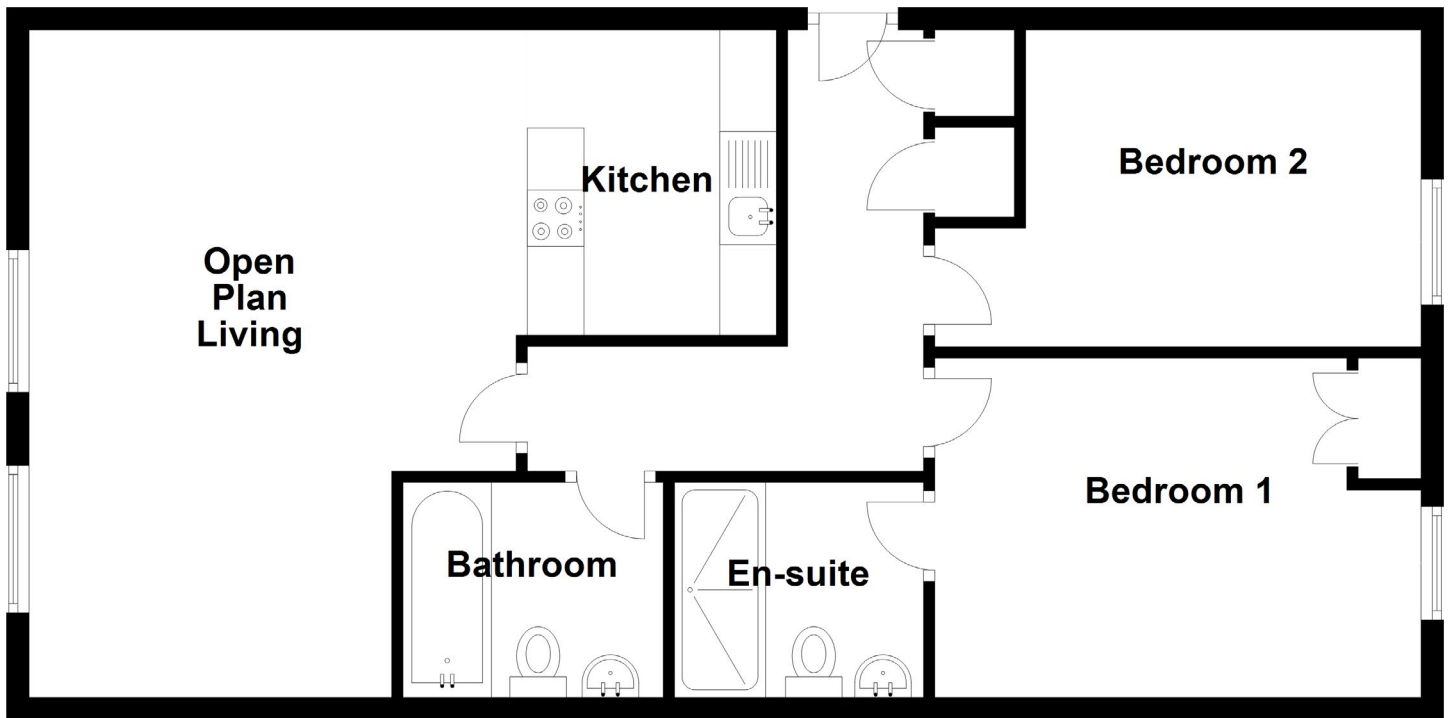








LOUNGE VIEW



Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.60m (21'8") x 5.90m (19'4")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	4.30m (14'1") x 2.80m (9'2")
Bathroom	2.30m (7'7") x 1.90m (6'3")
En-suite	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: D

## Floor Plan



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Situated in the picturesque village of Fort Augustus, The Highland Club is an exclusive development located within the now transformed former Benedictine Abbey, which is home to a number of beautifully-appointed apartments and cottages. It is located within the busy tourist haven that is Fort Augustus offering an array of welcoming cafes, restaurants and bars.

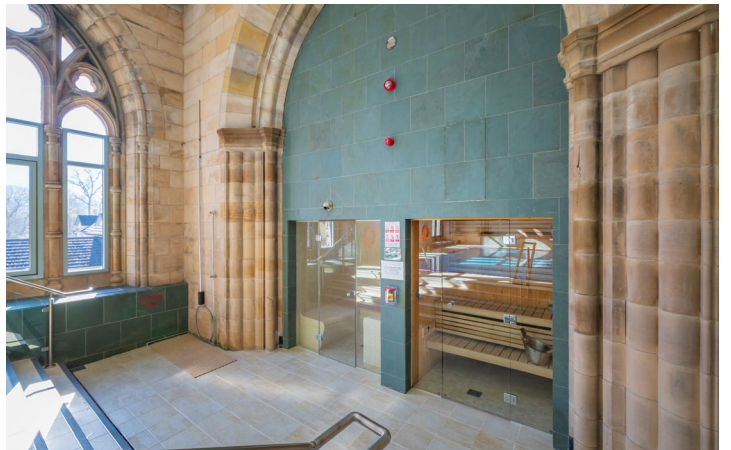
The Caledonian Canal passes through the village and is a most beautiful sight with the numerous boats, barges and yachts that sail through on a daily basis. Property within the Highland Club is ideal as a second home or sanctuary away from the hustle and bustle of the city and with Inverness a mere thirty miles away, travel to and from your new home is never an issue given the excellent rail and airport links now available there. Fort William, the second largest town in The Highlands after Inverness, widely regarded as the “Outdoor Capital of Europe”, is situated thirty miles south where you can avail yourself of skiing at Aonach Mor, a meal at the world-renowned Inverlochy Castle, climbing the UK’s highest mountain Ben Nevis or take in the scenery of wondrous Glencoe.

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## **FORT AUGUSTUS ABBEY**

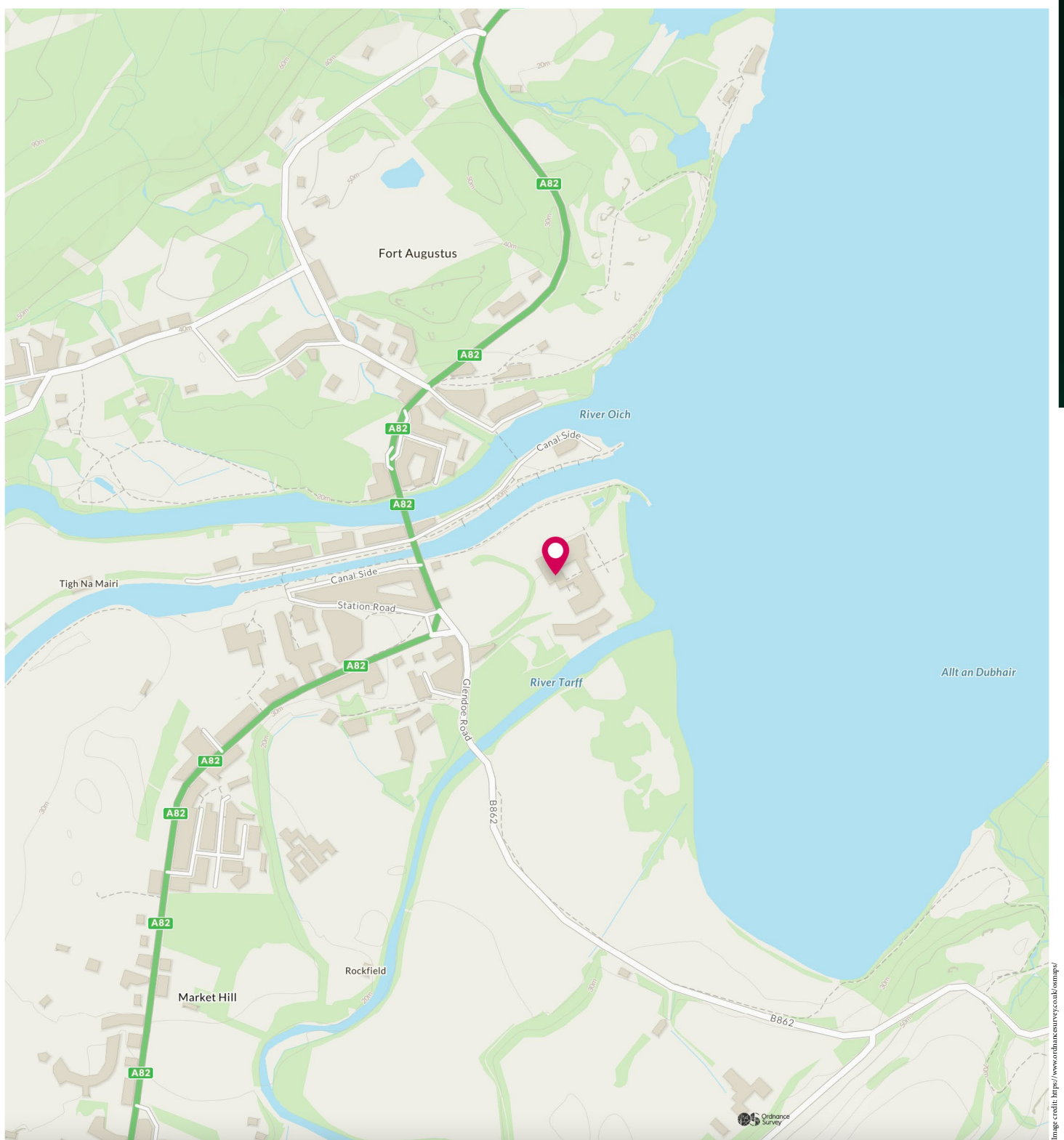
Easily identifiable as one of the most iconic and historic buildings on the shores of Loch Ness it was originally a military garrison latterly becoming a Benedictine monastery and finally a public school for boys. Now, it is one of the most luxurious leisure complexes in the North of Scotland and is home to a number of deluxe holiday apartments offering splendid on-site facilities within the heart of the beautiful highland village of Fort Augustus. The grounds extend to over twenty acres and are bordered on three sides by Loch Ness and the Caledonian Canal.



## THE HIGHLAND CLUB

A home at The Highland Club is no ordinary home. Your new property offers you a ready-made lifestyle with first class facilities at your finger-tips. When you purchase a property here, you are also buying into the facilities that are on offer including: indoor heated swimming pool, gym, sauna and steam room, BBQ area, kids adventure playground, tennis court, boat moorings, trout fishing, club room with snooker table and on-site Boat House restaurant overlooking the shores of Loch Ness.

## The Location



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